CHICKENHILL LAKE

AREA STRUCTURE PLAN

1982

Plan Purposes

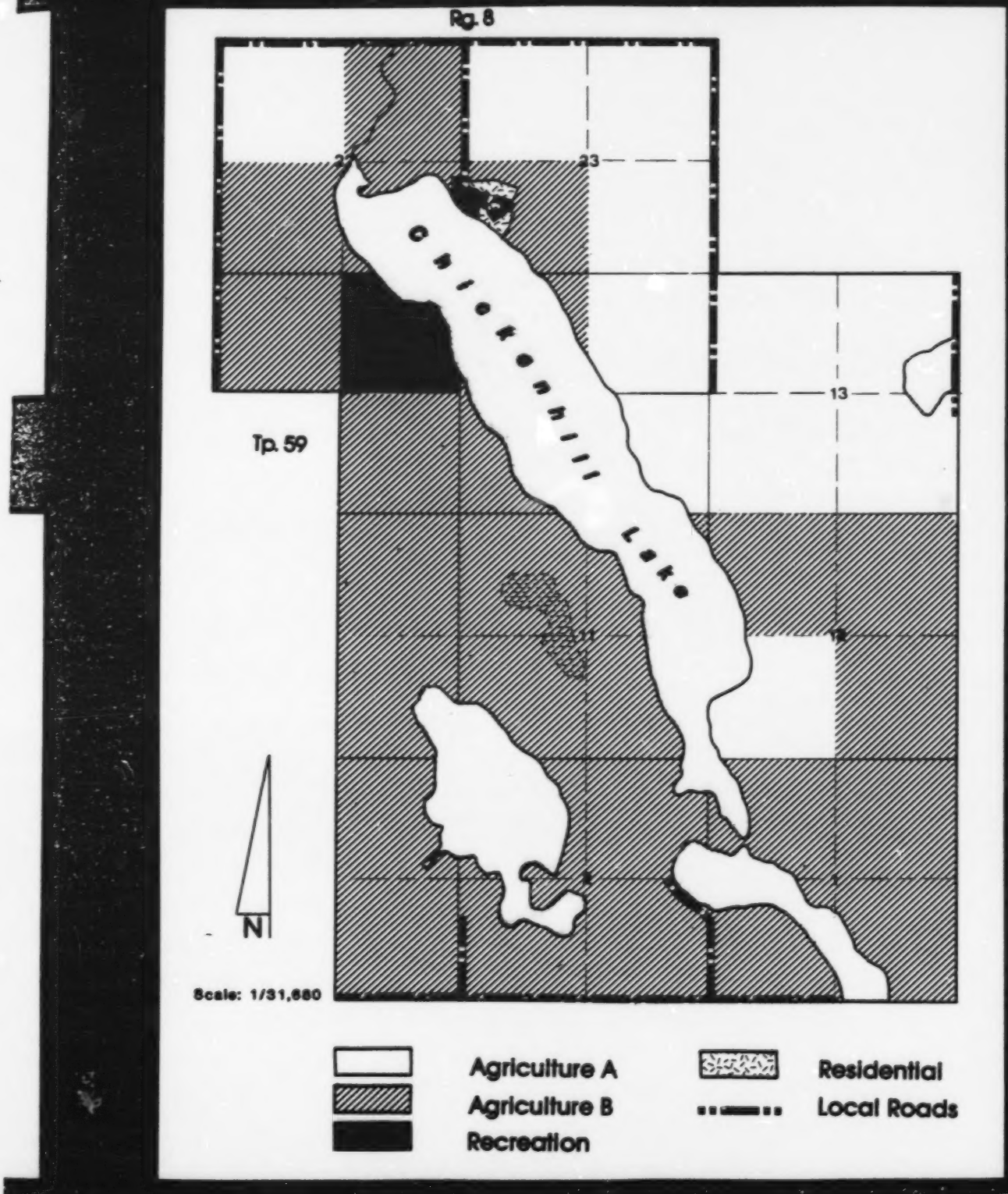
1. To provide a framework for decision making and to guide future land use change and development within the planning area;
2. To establish policies and guidelines to assist provincial agencies and the M.D. of Bonnyville in the review of subdivision and development proposals;
3. To guide the M.D. of Bonnyville in the preparation of an implementing land use bylaw for the Chickenhill Lake planning area.

Plan Goal

To protect the agricultural and environmental resource base while allowing limited public recreation and lakeshore residential development.

Plan Objectives

1. To protect the agricultural resource base;
2. To protect valuable wildlife and environmental resources;
3. To improve the existing public recreation area;
4. To promote creation of additional public recreation areas on suitable parcels;
5. To promote lakeshore residential development on suitable parcels;
6. To minimize conflicts between public recreation areas and lakeshore residential areas.


Rg. 8
24
23
13
Tp. 59
Chickamauga Lake
11
12
1
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Scale: 1/31,680
Agriculture A
Agriculture B
Recreation
Residential
Local Roads

Agriculture A

The following policies apply to those lands classified as Agriculture A on the Plan map.

1. The preferred use of such areas shall be extensive agriculture and farm related use. Intensive farming activities such as tree nurseries, apiaries, etc. which can be shown to cause no significant increase in odour, noise or pollution, and would not adversely affect the lake and its shorelands may be permitted.

2. The establishment of new intensive livestock operations shall not be allowed.

Agriculture B

The following policies apply to those lands classified as Agriculture B on the Plan map.

1. The preferred use of such areas shall be extensive agriculture and farm related uses. Intensive farming activities such as tree nurseries, apiaries, etc. which can be shown to cause no significant increase in odour, noise or pollution and would not adversely affect the lake and its shorelands may be permitted. In addition, low intensity, passive recreation uses which would not require the construction of permanent structures may be permitted.

2. The establishment of new intensive livestock operations shall not be allowed.

3. Amendment of the Chickenhill Lake Area Structure Plan to redesignate land from Agriculture B to Residential in order to permit multi-lot residential subdivision may be considered, subject to the following provisions:

    a. a maximum of 25 additional residential lots may be permitted in total in the planning area. This is in addition to the 30 lots already registered under Plan #782 1014 on the SW 23-59-8-W4. Single parcel country residential development (including farmsteads), as provided for in the land use bylaw, is not affected by this provision.

    b. some portion of the subject parcel must abut the lake, in order to provide adequate lake access;

    c. the subject parcel must have suitable soil and sufficient groundwater for the proposed use, as specified under General Policies;

    d. the proposal must not conflict with environmentally sensitive resources including important fish and wetland habitats, as identified by the M.D. of Bonnyville and the Fish and Wildlife Division of Alberta Energy and Natural Resources;

    e. the proposal must not conflict with existing adjacent land uses.

Recreation

The following policies apply to those lands classified as Recreation on the Plan map.

1. The preferred use of such areas shall be high intensity public oriented recreation uses such as campgrounds, day use areas, and boat launches. Other recreation uses such as tennis courts, lake access points, playgrounds, and community halls may be allowed if these uses are compatible with the preferred uses.
2. Extensive agriculture and farm related uses may be permitted as a discretionary use subject to its compatibility with the preferred use.
3. The establishment of new intensive livestock operations shall not be permitted.
4. The total of all future recreation development in the planning area shall not exceed accommodation for 25 recreation units. This is in addition to the approximately 25 recreation units presently provided for in the existing public use area (part of SE 22 and SW 23-59-8-W4).

Residential

The following policies apply to those lands classified as Residential on the Plan map.

1. The preferred use of such areas shall be detached single-family dwellings, including CSA approved mobile homes anchored on suitable foundations, and ancillary buildings and uses. Within public reserve areas, public recreation facilities such as tennis courts, picnic grounds, lake access points and community halls may be allowed if these uses are compatible with the residential use.
2. The minimum parcel size shall be 0.4 ha.

General Policies

The following general policies shall apply to all lands within the planning area.

Development

1. Residential development shall not be permitted on land having critical development constraints. The following list of development criteria shall be used in determining the suitability of land for seasonal/permanent residential development.

    a. Groundwater of sufficient quantity and quality shall be available to support the proposed development. No development shall be permitted in areas where reserves of potable water are inadequate in the opinion of Alberta Environment;

    b. Development shall be prohibited on slopes in excess of 15 percent or unstable slopes subject to soil slippage or other mass movement;

    c. Development shall be prohibited in areas characterized by wetlands, swamps, muskeg or saturated soils. Development shall also be prohibited in areas subject to periodic flooding or on soils which become saturated due to flooding;

    d. Development shall be prohibited in areas characterized by unique vegetation species or associations;

    e. Development shall be prohibited in or adjacent to areas of key habitat or in areas of special importance to wildlife species;

    f. Development shall be prohibited on soils which have extremely fast percolation rates (2 minutes/2.4 cm or faster) and/or would promote the possibility of groundwater contamination.

2. A Historical Resources Impact Assessment may be required of the developer by the Archeological Survey, Alberta Culture prior to issuance of a development permit for any future subdivision.

3. Spaces for day use, hiking trails, overnight camping and similar activities shall be suitably organized and clearly marked. Adequate lake access and parking facilities shall be provided where applicable.

4. All development shall locate on parcels large enough to support on-site water supply and sewage disposal systems. All development shall be required to install sewage disposal systems which have been approved by the authority having jurisdiction.

5. Any proposed facilities such as change houses, sewage disposal, garbage disposal and on-site water supply shall be required to have approval from authorities having jurisdiction, and shall be of sufficient size and quality to handle anticipated use.

6. No development shall be permitted on public reserves if it does not serve the interests of the general public.

7. Any development (except for removable domestic piers or removable boat lifts) proposed on the shoreline reserve or lake bed shall be required to obtain authorization from the appropriate provincial government agencies and a development permit from the M.D. of Bonnyville.

8. Transportation, communication and utility uses may be permitted.

Environmental Improvement

9. The clearing of vegetation on each residential lot shall be minimized in order to maintain aesthetic and visual buffers from neighbouring properties, and to reduce soil erosion and nutrient runoff into the lake. A site plan detailing the protection of existing treed areas shall be required with any application for a development permit.

10. All development shall be required to maintain a buffer of sufficient size and composition to act as a noise and visual barrier from adjacent incompatible uses.

11. All future multi-lot subdivision of land adjacent to the high water mark of Chickenhill Lake shall be required to dedicate a minimum 30 m strip of land adjacent to the lake as environmental reserve.

12. Alterations to the bed and shores of Chickenhill Lake shall not be undertaken without the necessary authorization and permits from the appropriate government agencies.

Servicing

13. The M.D. of Bonnyville shall consider the clearing, posting and maintenance of walkways within the shoreland reserves to improve pedestrian access to the lake.

14. The M.D. of Bonnyville shall ensure that local access roads are adequately gravelled and maintained.

15. The M.D. of Bonnyville shall consider the designation of parking stalls in the existing public use area (part of SE 22 and SW 23-59-8-W4) to accommodate approximately 25 vehicles.

16. The M.D. of Bonnyville shall consider designating specific sections of the existing public use area (part of SE 22 and SW 23-59-8-W4) for swimming, picnicing, boat launching and parking.

17. The M.D. of Bonnyville shall consider locating any overnight camping facilities on the NE 15-59-8-W4.

Lake Boating

18. The M.D. of Bonnyville shall request the Alberta Boating Restriction Review Committee to remove existing boating restrictions on Chickenhill Lake.

19. The M.D. of Bonnyville shall request the Alberta Boating Restriction Review Committee to place "all vessels prohibited" restrictions on Chickenhill Lake in the swimming area adjacent to the municipal reserve (SW 23-59-8-W4).

Implementation And Administration

Authority Of Plan

1. Pursuant to the provisions of the PLANNING ACT, R.S.A. 1980, this Plan shall be adopted by bylaw, by the M.D. of Bonnyville as the CHICKENHILL LAKE AREA STRUCTURE PLAN.

2. The M.D. of Bonnyville shall encourage the Provincial and Federal Governments to have regard for the provisions of this Plan in the development and redevelopment of Crown Lands, in the formulation of Provincial and Federal policies and programs, and in the issuance of any permits within the planning area.

Land Use Bylaw

3. In order to allow for the logical progression and proper timing of development, the M.D. of Bonnyville may stage and control development through the land use bylaw.

Plan Review And Amendments

4. The M.D. of Bonnyville may amend this Plan to incorporate new goals, policies or land uses. The M.D. of Bonnyville shall review and where necessary, amend this Plan at least once every three years.

5. When considering any amendment proposal to this Plan, the M.D. of Bonnyville shall review and consider the plan goals and objectives, development constraints, surrounding land uses and any other pertinent information.

6. The M.D. of Bonnyville shall refer any proposed amendments to the concerned provincial agencies, including Alberta Municipal Affairs and Alberta Environment, for review and comment and shall consider such comments prior to the adoption of any amendments.

Interpretation

7. Definitions and requirements of the M.D. of Bonnyville Land Use Bylaw, and the Planning Act, R.S.A. 1980, shall be used in the interpretation of this Plan.

8. The examples of permitted uses and discretionary uses are included in this Plan to illustrate the range of activities in each land use designation. Specific uses shall be defined in the land use bylaw.

9. Land use designation boundaries outlined in this Plan may be considered to be approximate except where such boundaries coincide with roads, quarter section lines or clearly recognizable physical features. Minor deviations may be permitted without amendment to this Plan, provided that such deviations do not alter the intent of this Plan.

The Chickenhill Lake Area Structure Plan Bylaw No. 836 was given third reading and adopted December 10, 1982 by the Municipal District of Bonnyville No. 87 after a public hearing December 9, 1982.

Reeve

Municipal Manager

PLAN PREPARED BY CHICKENHILL LAKE PLAN COMMITTEE

M.D. of Bonnyville Councillors:	Stanley Balk
	Wm. (Blackie) Drake (from October 1982)
	George Hutskal
	George Hyshka
	Glen Johnson (to September 1982)
	Nick Kalinski
	Yeels Kryzanowski
	Donald Sinclair
M.D. of Bonnyville M.P.C. Members:	Stanley Balk
	Percy Collins
	Wm. (Blackie) Drake (from October 1982)
	Yeels Kryzanowski
	Norm Ouellette
	Donald Sinclair (to October 1982)
Alberta Municipal Affairs Staff:	Carol A. Ames (project planner)